

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**AUGUST 11, 2011 (6PM)**  
**AGENDA**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

Each unit has about 3 minutes to address their concern to the Board or ask permission for...  
#114 email

**3. APPROVAL OF PRIOR MEETING MINUTES**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

See Financial Statement and/or Balance Sheet;  
Operating Expenses about 14+% below budget thru end of last month  
Landscape recommendations & proposals  
Exercise Room improvement / renovation – update from Lisa at this time; old equipment

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- List of dry rot repair for Sea View: 7632 #245
- 7610 Foundation (\$32.4K) & waterproofing (\$10.75K) work by Carter Const
- Inspection of foundation of all bldgs by Carter Const. (except for 7606 & 7610)
- Possible policy for repairing "common area"
- Pool fence repairs / replacement
- Exterior painting – by phase?

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- Rental units, receipts of Rules & Regs & written confirmation (M. Ashby 7/30/11)
- Towing vehicles
- Recording liens
- Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 9
- Bankruptcy
- Foreclosure
- Litigation

**8. ADJOURNMENT (Scheduled meeting – 9/8/11 @ 6PM in Meeting Rm)**

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